PREPARED BY AIR PHOTOGRAPHICS, INC. MARTINSBURG, W.V. 25401



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE

I" = 200' ±

DATE

OF

PHOTOGRAPHY

JANUARY

1986

WEST OF REISTERSTOWN

N.W. 16-L ITEM#389

R.C. 4 1044 GREEN HILL FARM RD. REISTERSTOWN, MD. 87 N-63,000 R.C. 4 R.C. 4 R. C. 4 R.C. 4 Pier PONO RUN 11 N-60.000 SHEET ³N-60,000 LOCATION 1992 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1992 SCALE 1988 COMPREHENSIVE ZONING MAP
Adopted by the Eddings County Council BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING X - SE i* = 200' ± WEST OF N. W. DATE
OF
PHOTOGRAPHY
JANUARY
1986 REISTERSTOWN Chairman, County Control THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210 OFFICIAL ZONING MAP 17EM # 389

Zoning Plans Advisory Committee Comments Mr. and Mrs. Robert W. Priest, Jr. Date: April 29, 1994 Page 2

- 2. Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.
- 3. Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Charlotte Minton in the zoning office at 887-3391 or the commenting agency.

> W. Carl Richards, Jr Moning Supervisor

O. James Lighthizer Secretary Hal Kassoff Acministrator

1 12 911

Ms. Charlotte Minton Zoning Administration and Development Management

County Office Building Room 109 111 W. Chesapeake Avenue Towson, Maryland 21204

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Re: Baltimore County

Item No.: x 787 (1)

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

sol small 1991 (1) Alexandre L. M. (Alle Chy) (1) John-Contestabile, Chief Engineering Access Pormits Division

My telegnone number is Maryland Relay Service for Impaired Hearing or Sceech 1-800-735-2258 Statewide Toil Free Mailing Address: P.O. Box 717 · Baltimore, MD 21203-0717 Street Address: 707 North Calvert Street • Baitimore, Maryland 21202

Fire Department 700 East Joppa Road Suite 901 Towson, MD 21204-5500 (301) 887-4500 DATE: 04/27/94 Arnold Jablon Director Zoning Administration and Development Management Baltimore County Office Building Towson, MD 21204 MAIL STOP-1105 RE: Property Owner: LOCATION: Item No.: Zoning Agenda: Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to

Baltimore County Government

be corrected or incorporated into the final plans for the property. 8. The Fire Prevention Bureau has no comments at this time, IN

REFERENCE TO THE FOLLOWING ITEM NUMBERS: 387,389,393,AND 394.

REVIEWER: LT. ROBERT P. SAUERWALD Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE DATE: April 22, 1994 TO: Arnold Jablon, Director Zoning Administration and Development Management FROM: Pat Keller, Deputy Director Office of Planning and Zoning SUBJECT: Petitions from Zoning Advisory Committee The Office of Planning and Zoning has no comments on the following petition(s): Item 374, 7736 South Cove Road Item 381, 2209 Headland Avenue Item 382, 6000 Hamilton Avenue Item 383, 6732 Charles Street Avenue Item 387, 1 Brigantine Court Item 389, 1044 Green Hill Farm Road Item 391, 10 Blueleaf Court Item 393, 100 Sunny Meadow Lane Item 394, 2608 Harwood Road If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

374NC.ZAC/PZONE/ZAC1

74-401-A

Baltimore County Government Office of Zoning Administration and Development Management

(410) 887-3353

111 West Chesapeake Avenue

Towson, MD 2120 i

NOTICE OF CASE NUMBER ASSIGNMENT

Robert W. Priest, Jr. and Susan C. Priest 1044 Green Hill Farm Road Reisterstown, MD 21136

CASE NUMBER: 94-401-A (Item 389) S/S Green Hill Farm Road, 950'+/- W of c/l Ivy Mill Road 4th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before April 24, 1994. The closing date (May 9, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

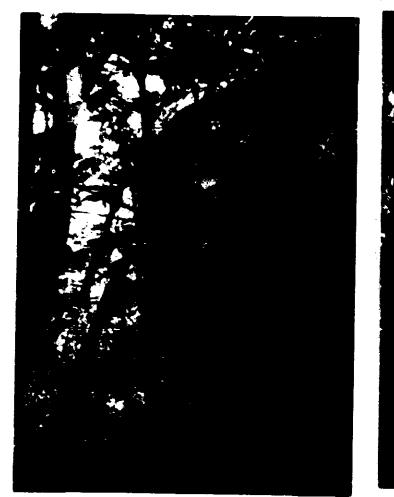
PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Call Jobbs

Plat to accompany Petition for Zoning Variance Special Hearing OWNER: Robert & Susan Priest Jr FARM SEC. 3 PROPOSED ADDITION LOCATION INFORMATION RELOCATED NORMAN Election District: 4TH MEEKINS 1'=200' scale map#: NW 16-GREEN HILL FARM Zoning: AU-4 (TALTAT) R40 (OF IGIAA) SECTION III EXISTING SEEPAGE PITS DRAINAGE 5 UTILITY EASEMEN Scale of Drawing: 1'- 50.0" 9 74°04'48" W 78.35

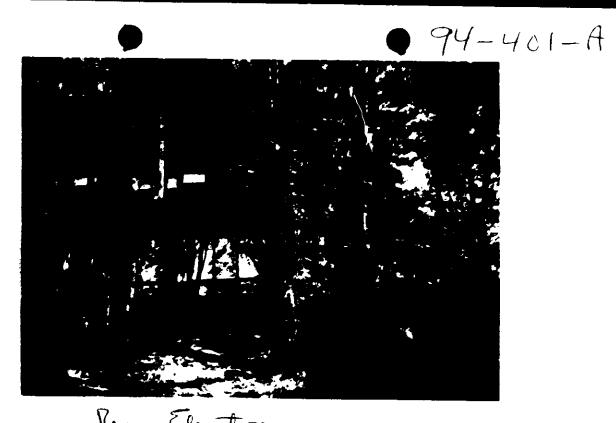


East side elevation



Front elevation

SE Devation



Rear Elevation



IN RE: PETITION FOR ADMIN. VARIANCE S/S Green Hill Farm Road, 950' W of Ivy Mill Road (1044 Green Hill Farm Poad) 4th Election District

Petitioners

3rd Councilmanic District

Robert W. Priest, Jr., et ux

* DEPUTY ZONING COMMISSIONER * OF BALTIMORE COUNTY * Case No. 94-401-A

* * * * * * * * * * FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the owners of the subject property, Robert W. Priest, Jr., and his wife, Susan C. Priest. The Petitioners seek relief from Section 1802.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 12 feet in lieu of the required 20 feet for a proposed addition in accordance with the plat to accompany the Petition filed and marked as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to

That the Affiant(s) does/do presently reside at 1044 - Green Hill Farm Road

That based upon personal knowledge, the following are the facts upon which live base the request for an Administrative

The original house is a passive solar house situated on the site to maximize solar

orientation while preserving existing topography and vegetation. Because of the steepness of the property, the inability to relucate the existing septic system and the

need to preserve existing mature trees there is only one way to expand

addition are sited in relation to the son and not the property lines we

and that is toward the East. Since the existing house and proposed

request a side setback of 12 where one corner of the addition

will extend. (See accompanying plat plan)

That Affian. (s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and

Susan C. Priest

Robert W. Priest Jr.

Rype or print name)

Susan C. Priest

Rype or print name)

THEREBY CERTIFY, this 8th day of April 1994, before me, a Notary Public of the State of Ma, yland, in and for the County aforesaid, personally appeared

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law

Cynther & Harmon

My Commission Expires: Fillruary 9, 1997

that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

Robert W. Priest, Tr. Susan C. Priest

AS WITNESS my hand and Notarial Seal.

april 8, 1994

testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order: however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is

> TIMOTHY M. KOTROCO Deputy Zoning Commissioner

THE DESCRIPTION

94-401-A

Three copies of the zoning description of your property are required. Type or print this description, standard 8-1/2" x 11" sheets are acceptable. Most property

zoning description for 1044 Green Hill Farm Rd.
(Address) Reisterstown, MD. 21136

ROAD which is SO FEET wide, "Peing Lot street) (number of feet of right-of-way width)

*(7), Block (B), Section *(VI) in the subdivision of GREEN HILL FARMS as recorded in Baltimore County Plat Book #(35), Folio #[28], subdivision)
containing
Grand of total square feet or acres in lot)

(number of total square feet or acres in lot)

(number of total square feet or acres in lot)

(number of total square feet or acres in lot) (property address)
Hill Farm Rd

Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber (___), Folio (___) and include the measurements and directions (metes and bounds only) here and on the plat in the correct

Typical metes and bounds: N.87° 12' 13" E. 321.1 ft., S.16° 27' 03" E. 87.2 ft., S.52° 19' 00" W. 318 ft., and N.08" 15' 22" N.80 ft. to the place of beginning.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this \mathcal{L}^{r_1} day of May, 1994 that the Petition for Administrative Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 12 feet in lieu of the required 20 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

reversed, the relief granted herein shall be rescinded.

for Baltimore County

ZOMING DEPARTMENT OF SELTIMORE COUNTY

Baltimore County Government Zoning Commissioner

Office of Planning and Zoning

May 11, 1994

Enclosed please find a copy of the decision rendered in the

In the event any party finds the decision rendered is unfavor-

Very truly yours,

TIMOTHY M. KOTROCO

for Baltimore County

Deputy Zoning Commissioner

above-captioned matter. The Petition for Administrative Variance has been

, able, any party may file an appeal to the County Board of Appeals within

thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at

(410) 887-4386

Suite 113 Courthouse

Towson, MD 21204

400 Washington Avenue

Mr. & Mrs. Robert W. Priest, Jr.

Reisterstown, Maryland 21136

RE: PETITION FOR ADMINISTRATIVE VARIANCE

granted in accordance with the attached Order.

(1044 Green Hill Farm Road)

S/S Green Hill Farm Road, 950' W of Ivy Mill Road

4th Election District - 3rd Councilmanic District

Robert W. Priest, Jr., et ux - Petitioners

1044 Green Hill Farm Road

Case No. 94-401-A

Dear Mr. & Mrs. Priest:

TMK:bjs

cc: People's Counsel

| | - |
|--|-------------------------|
| District Hth Posted for: Variance | Date of Posting 4/13/94 |
| Posted for: | ****** |
| Posted for: Petitioner: Pobert W + Susem G Location of property: 1044 Green Hill For | Priort |
| South of money 1044 Green Hill For | on Rd S/s |
| Location of property | |
| | |
| Location of Signa: Tacing Too Sway 18 | n property being round |
| | |
| | |
| Ga narte: | |

Zoning Administration & Development Management 111 West Chesopeake Avenue

1044 GREEN HILL FARM RD,

03A03#0142MICHRC BA CO10:31AM04-12-94
Flease Make Checks Payable To: Baltimore County

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1044-Green Hill Farm

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) Section 1802.3.8 To permit a side yard setback of 12 fc. in lieu of the required 20 ft. for the proposed addition.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

| | Contract Purchaser/Lessee: | I/We do solemnly declare and affirm, under the penaltier of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petrion. Legal Owner(s): |
|-------|--|--|
| | (Type or Print Name) | Robert W. Priest Jr. |
| | Signature | Styredure Priest or |
| | Address | Susan C. Priest |
| | City State Zipcode | Signature C. Prest |
| | Attorney for Petitioner: (Type or Print Name) | 1044 - Green Hill Farm Rd. 526 |
| 经 | Sprature | Reisterstown MD. 21136 |
| TO TO | auto autority autorit | Name, Address and phone number of legal owner, contract purchaser or representative to be contacted. Policy # 110 Policy # 166 |
| | Address Phone No. | Name 1MA Grapes Hill From DJ 410 |
| 61 > | City State Zipcode | Address Reisterstown, MD. Phone No. 520 |

circulation throughout Baltimore County, and that the property be reposted. Zoning Commissioner of Baltimore County GREEN HILL FARMS APPRIVED NOV. 1971 Brd

> Baltimore County Government Office of Zoning Administration and Development Management

111 West Chesapeake Avenue Towson, MD 21204

April 29, 1994

Mr. and Mrs. Robert W. Priest, Jr. 1044 Green Hill Farm Road Reisterstown, Maryland 21136

RE: Case No. 94-401-A, Item No. 389 Petitioner: Robert W. Priest, Jr., et ux. Petition for Administrative Variance

Dear Mr. and Mrs. Priest:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney anu/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing

Enclosed are all comments submitted that far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing Ch April 12, 1994, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

-3 copies required

description must be in the following form:

Beginning at a point on the SOUTH side of Green

(north, south, east or west) (name of street on which property fronts)

wide at the distance of (number of feet) (north, south, east or width)

(number of feet) (north, south, east or width)

(number of feet) (north, south, east or west)

(number of feet) (north, south, east or west)

*If your property is not recorded by Plat Book and

PREPARED BY AIR PHOTOGRAPHICS, INC. MARTINSBURG, W.V. 25401



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE

I" = 200' ±

DATE

OF

PHOTOGRAPHY

JANUARY

1986

WEST OF REISTERSTOWN

N.W. 16-L ITEM#389

R.C. 4 1044 GREEN HILL FARM RD. REISTERSTOWN, MD. 87 N-63,000 R.C. 4 R.C. 4 R. C. 4 R.C. 4 Pier PONO RUN 11 N-60.000 SHEET ³N-60,000 LOCATION 1992 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1992 SCALE 1988 COMPREHENSIVE ZONING MAP
Adopted by the Eddings County Council BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING X - SE i* = 200' ± WEST OF N. W. DATE
OF
PHOTOGRAPHY
JANUARY
1986 REISTERSTOWN Chairman, County Control THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210 OFFICIAL ZONING MAP 17EM # 389

Zoning Plans Advisory Committee Comments Mr. and Mrs. Robert W. Priest, Jr. Date: April 29, 1994 Page 2

- 2. Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.
- 3. Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Charlotte Minton in the zoning office at 887-3391 or the commenting agency.

> W. Carl Richards, Jr Moning Supervisor

O. James Lighthizer Secretary Hal Kassoff Acministrator

1 12 911

Ms. Charlotte Minton Zoning Administration and Development Management

County Office Building Room 109 111 W. Chesapeake Avenue Towson, Maryland 21204

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Re: Baltimore County

Item No.: x 787 (1)

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

sol small 1991 (1) Alexandre L. M. (Alle Chy) (1) John-Contestabile, Chief Engineering Access Pormits Division

My telegnone number is Maryland Relay Service for Impaired Hearing or Sceech 1-800-735-2258 Statewide Toil Free Mailing Address: P.O. Box 717 · Baltimore, MD 21203-0717 Street Address: 707 North Calvert Street • Baitimore, Maryland 21202

Fire Department 700 East Joppa Road Suite 901 Towson, MD 21204-5500 (301) 887-4500 DATE: 04/27/94 Arnold Jablon Director Zoning Administration and Development Management Baltimore County Office Building Towson, MD 21204 MAIL STOP-1105 RE: Property Owner: LOCATION: Item No.: Zoning Agenda: Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to

Baltimore County Government

be corrected or incorporated into the final plans for the property. 8. The Fire Prevention Bureau has no comments at this time, IN

REFERENCE TO THE FOLLOWING ITEM NUMBERS: 387,389,393,AND 394.

REVIEWER: LT. ROBERT P. SAUERWALD Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE DATE: April 22, 1994 TO: Arnold Jablon, Director Zoning Administration and Development Management FROM: Pat Keller, Deputy Director Office of Planning and Zoning SUBJECT: Petitions from Zoning Advisory Committee The Office of Planning and Zoning has no comments on the following petition(s): Item 374, 7736 South Cove Road Item 381, 2209 Headland Avenue Item 382, 6000 Hamilton Avenue Item 383, 6732 Charles Street Avenue Item 387, 1 Brigantine Court Item 389, 1044 Green Hill Farm Road Item 391, 10 Blueleaf Court Item 393, 100 Sunny Meadow Lane Item 394, 2608 Harwood Road If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

374NC.ZAC/PZONE/ZAC1

74-401-A

Baltimore County Government Office of Zoning Administration and Development Management

(410) 887-3353

111 West Chesapeake Avenue

Towson, MD 2120 i

NOTICE OF CASE NUMBER ASSIGNMENT

Robert W. Priest, Jr. and Susan C. Priest 1044 Green Hill Farm Road Reisterstown, MD 21136

CASE NUMBER: 94-401-A (Item 389) S/S Green Hill Farm Road, 950'+/- W of c/l Ivy Mill Road 4th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before April 24, 1994. The closing date (May 9, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

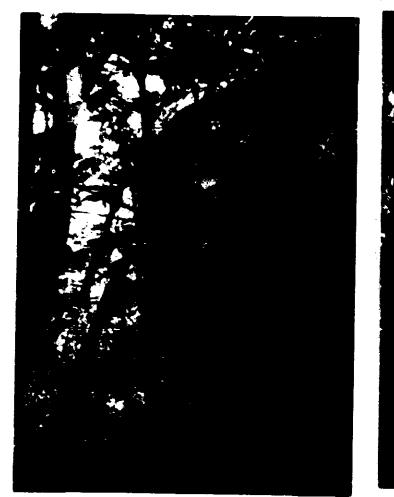
PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Call Jobbs

Plat to accompany Petition for Zoning Variance Special Hearing OWNER: Robert & Susan Priest Jr FARM SEC. 3 PROPOSED ADDITION LOCATION INFORMATION RELOCATED NORMAN Election District: 4TH MEEKINS 1'=200' scale map#: NW 16-GREEN HILL FARM Zoning: AU-4 (TALTAT) R40 (OF IGIAA) SECTION III EXISTING SEEPAGE PITS DRAINAGE 5 UTILITY EASEMEN Scale of Drawing: 1'- 50.0" 9 74°04'48" W 78.35

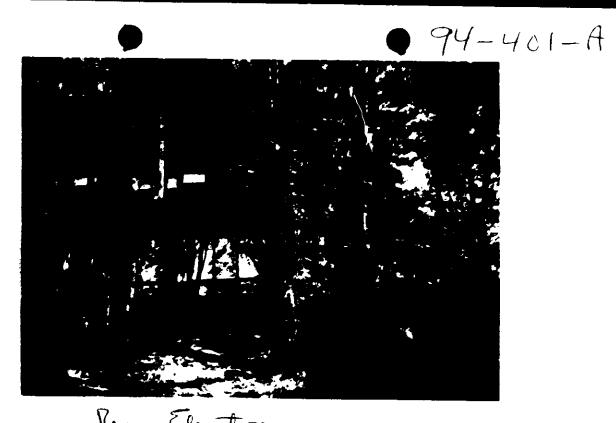


East side elevation



Front elevation

SE Devation



Rear Elevation



IN RE: PETITION FOR ADMIN. VARIANCE S/S Green Hill Farm Road, 950' W of Ivy Mill Road (1044 Green Hill Farm Poad) 4th Election District

Petitioners

3rd Councilmanic District Robert W. Priest, Jr., et ux

* DEPUTY ZONING COMMISSIONER * OF BALTIMORE COUNTY * Case No. 94-401-A

* * * * * * * * * *

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the owners of the subject property, Robert W. Priest, Jr., and his wife, Susan C. Priest. The Petitioners seek relief from Section 1802.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 12 feet in lieu of the required 20 feet for a proposed addition in accordance with the plat

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

to accompany the Petition filed and marked as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this _____ day of May, 1994 that the Petition for Administrative Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 12 feet in lieu of the required 20 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

> 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order: however, Fetitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

> > PIMOTHY M./KOTROCO Deputy Zoning Commissioner for Baltimore County

THE DESCRIPTION -3 copies required 94-401-A

copies of the zoning description of your property are required. Type or print description, standard 8-1/2" x 11" sheets are acceptable. Most property

zoning description for 1044 Green Hill Farm Rd.
(Address) Reisterstown, MD. 21136 Beginning at a point on the SOUTH side of Green

(north, south, east or west) (name of street on which property fronts)

wide at the distance of (number of feet) (north, south, east or width)

(number of feet) (north, south, east or width)

(number of feet) (north, south, east or width)

(number of feet) (north, south, east or width) ROAD which is SO FEET wide, "Reing Lot street) (number of feet of right-of-way width)

*[7], Block (B), Section *(VI) in the subdivision of GREEN HILL FARMS as recorded in Baltimore County Plat Book #(35), Folio #[28],

Folio Number, then DO NOT attempt to use the Lot, state: "As recorded in Deed Liber (___), Folio (___) and include the measurements and directions (metes

S.18° 27' 03" E. 87.2 ft., S.62° 19' 00" W. 318 ft., and N.08" 15' 22" N.80 ft. to the place of beginning.

description must be in the following form:

subdivision) 58,733 (1.34 ûcres). Also known as (number of total square feet or acres in lot)

And free and located in the (4) Election District. (property address)
Hill Farm Rd

*If your property is not recorded by Plat Book and Block and Subdivision description as shown, instead and bounds only) here and on the plat in the correct Typical metes and bounds: N.87° 12' 13" E. 321.1 ft.,

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

May 11, 1994

(410) 887-4386

Mr. & Mrs. Robert W. Priest, Jr. 1044 Green Hill Farm Road Reisterstown, Maryland 21136

RE: PETITION FOR ADMINISTRATIVE VARIANCE S/S Green Hill Farm Road, 950' W of Ivy Mill Road (1044 Green Hill Farm Road) 4th Election District - 3rd Councilmanic District Robert W. Priest, Jr., et ux - Petitioners Case No. 94-401-A

Dear Mr. & Mrs. Priest:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at

> Very truly yours, TIMOTHY M. KOTROCO

cc: People's Counsel

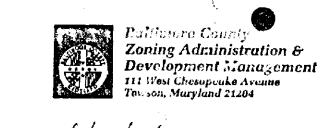
TMK:bjs

Deputy Zoning Commissioner for Baltimore County

ZOMING DEPARTMENT OF SALTIMORE COUNTY Posted for: Variance

Petitioner: Robert W + Susen G Priort Location of property: 1044 Green Hill Farm Rd, 5/5

Location of Signe: Facing roadway on froperty being 7000d



1044 GREEN HILL FARM RD,

03A03#0142MICHRC BA CO10:31AM04-12-94
Flease Make Checks Payable To: Baltimore County

Attorney for Petitioner

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

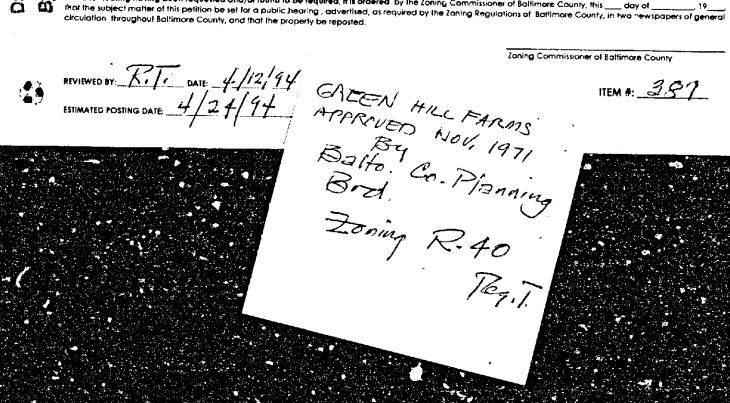
for the property located at 1044-Green Hill Farm This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached

a side yard setback of 12 fc. in lieu of the required 20 ft. for the proposed addition. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical dih.culty)

hereto and made a part hereof, hereby petition for a Variance from Section(s) Section 1802.3.8 To permit

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the



Baltimore County Government Office of Zoning Administration and Development Management

111 West Chesapeake Avenue Towson, MD 21204

April 29, 1994

Mr. and Mrs. Robert W. Priest, Jr. 1044 Green Hill Farm Road Reisterstown, Maryland 21136

RE: Case No. 94-401-A, Item No. 389 Petitioner: Robert W. Priest, Jr., et ux. Petition for Administrative Variance

Dear Mr. and Mrs. Priest:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney anu/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing

Enclosed are all comments submitted that far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing Ch April 12, 1994, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without

The original house is a passive solar house situated on the site to maximize solar orientation while preserving existing topography and vegetation. Because of the steepness of the property, the inability to relucate the existing septic system and the need to preserve existing mature trees there is only one way to expand and that is toward the East. Since the existing house and proposed addition are sited in relation to the son and not the property lines we request a side setback of 12 where one corner of the addition will extend. (See accompanying plat plan)

That Affian. (s) acknowledge(s) that if a protest is filed, Affiant (s) will be required to pay a reposting and advertising fee and (s) mature)

(s) mature)

(s) print name)

(s) print name) THEREBY CERTIFY, this Aday of April , 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to

That the Affiant(s) does/do presently reside at 1044 Green Hill Farm Road

That based upon personal knowledge, the following are the facts upon which lawe base the request for an Administrative

testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

Robert W. Priest, Tr. Susan C. Priest

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth at a true and correct to the best of his/her/their knowledge and belief. AS WITNESS my hand and Notarial Seal. Cyxthen & Harmon

april 8, 1994

My Commission Expires: Fillruary 9, 1997

the necessity of a preliminary review by zoning personnel.